

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 23, 2010

**1. ZONING BY-LAW AMENDMENT FILE Z.09.041
1191621 ONTARIO INC.
WARD 4**

P.2010.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.041 (1191621 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 29, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of February 9, 2010: None

Purpose

To amend the City's Zoning By-law 1-88, specifically the PBM1 Parkway Belt Restricted Industrial Zone, to permit the outside storage of pallets, racking and other similar materials, in two locations (approximately 1,035m²) on the subject lands as shown on Attachment #3. The site is developed with a 2-storey industrial building.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 90 Snidercroft Road, located on the north side of Snidercroft Road, southwest of Highway #407 and Keele Street, being Part of Lot 3, Concession 4, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are "split designated" "Prestige Area" (north 1/3 portion) and "Employment Area General" (south 2/3 portion) by OPA #450, as shown on Attachment #4.▪ The proposed outside storage areas on the subject lands (Attachment #3) fall within the portion of the site designated "Employment Area General", which permits outside storage, and therefore, conforms to the Official Plan.▪ Outside storage is not being proposed within the "Prestige Area" portion, which does not permit outside storage.

Zoning	<ul style="list-style-type: none"> ▪ PBM1 Parkway Belt Restricted Industrial Zone by By-law 1-88. ▪ Outside storage is not permitted within the PBM1 Zone, and therefore an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Use	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed outside storage use on the subject lands will be reviewed in consideration of the compatibility with other uses on the site and the surrounding land use context.
c.	Site Plan	<ul style="list-style-type: none"> ▪ Review will be given with respect to maintaining appropriate functioning of the site including, but not limited to, on-site circulation, appropriate access to loading areas and the fire route, availability of parking, and maintaining an appropriate containment and visual screening of the proposed outside storage areas.
d.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed use.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Official Plan Amendment #450 (Official Plan Designation)

Report prepared by:

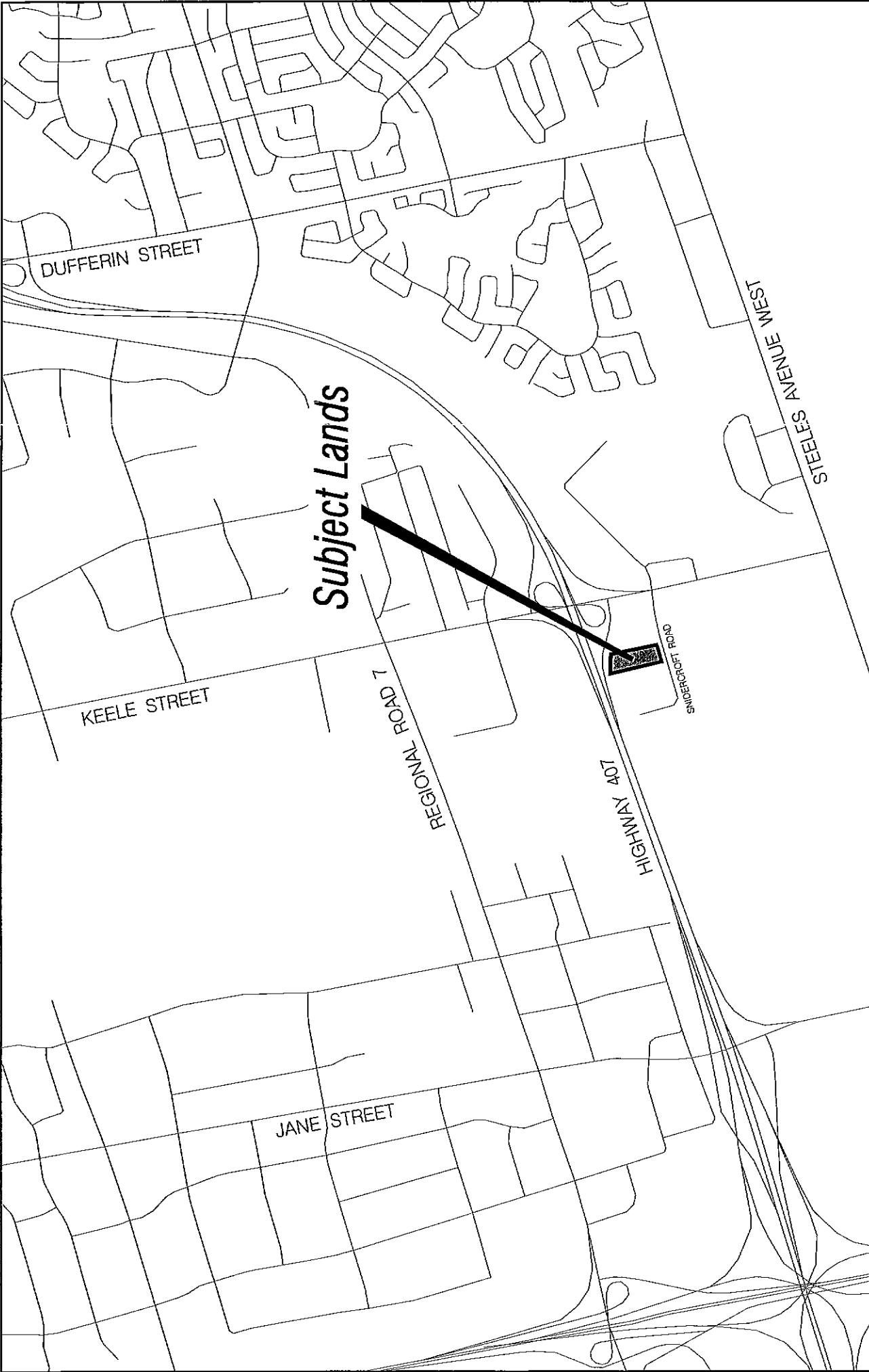
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Subject Lands

Context Location Map



The City Above Toronto

Development Planning Department

Attachment

LOCATION:
Part of Lot 3, Concession 4

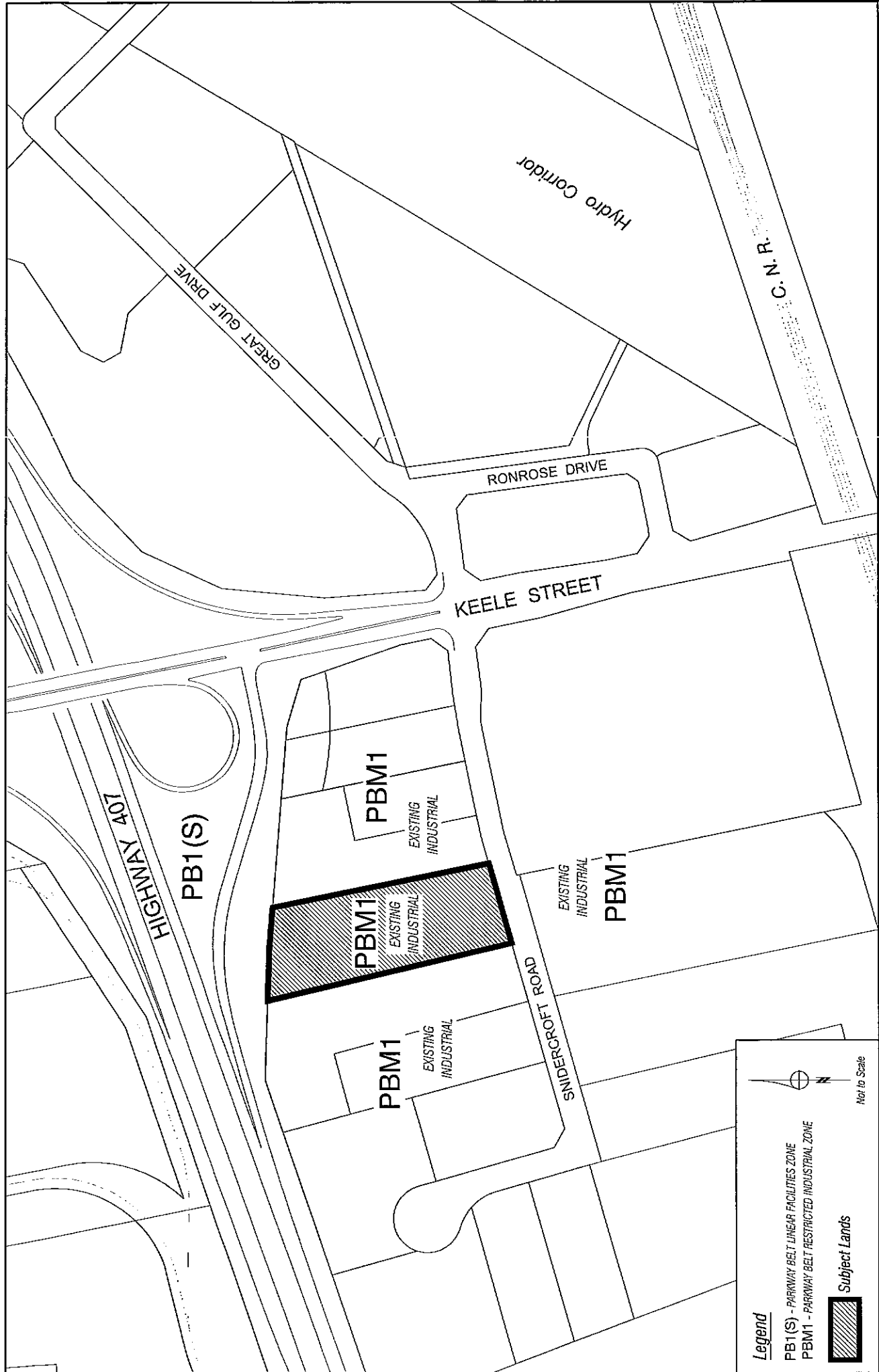
APPLICANT:
1191621 Ontario Inc.

MAP: ATTACHMENTS\2.09.041.dwg


FILE:
Z.09.041

DATE:
February 02, 2010

1



Legend

- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PBM1 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
-  Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lot 3, Concession 4

APPLICANT:
1191621 Ontario Inc.

X:\DPT\1 ATTACHMENTS\2\1.09.041.dwg



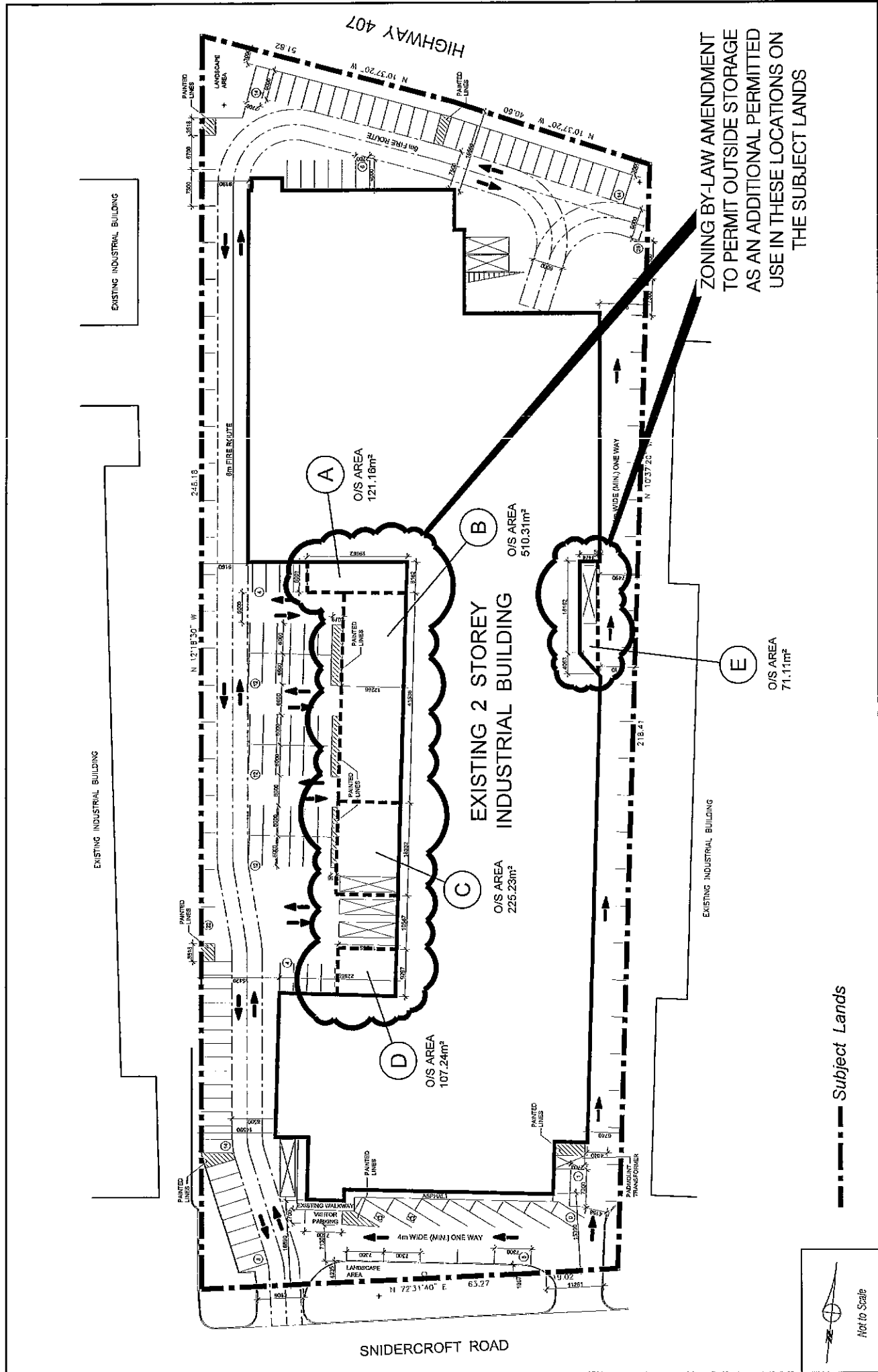
Development Planning Department

Attachment

FILE:
Z.09.041

DATE:
February 02, 2010

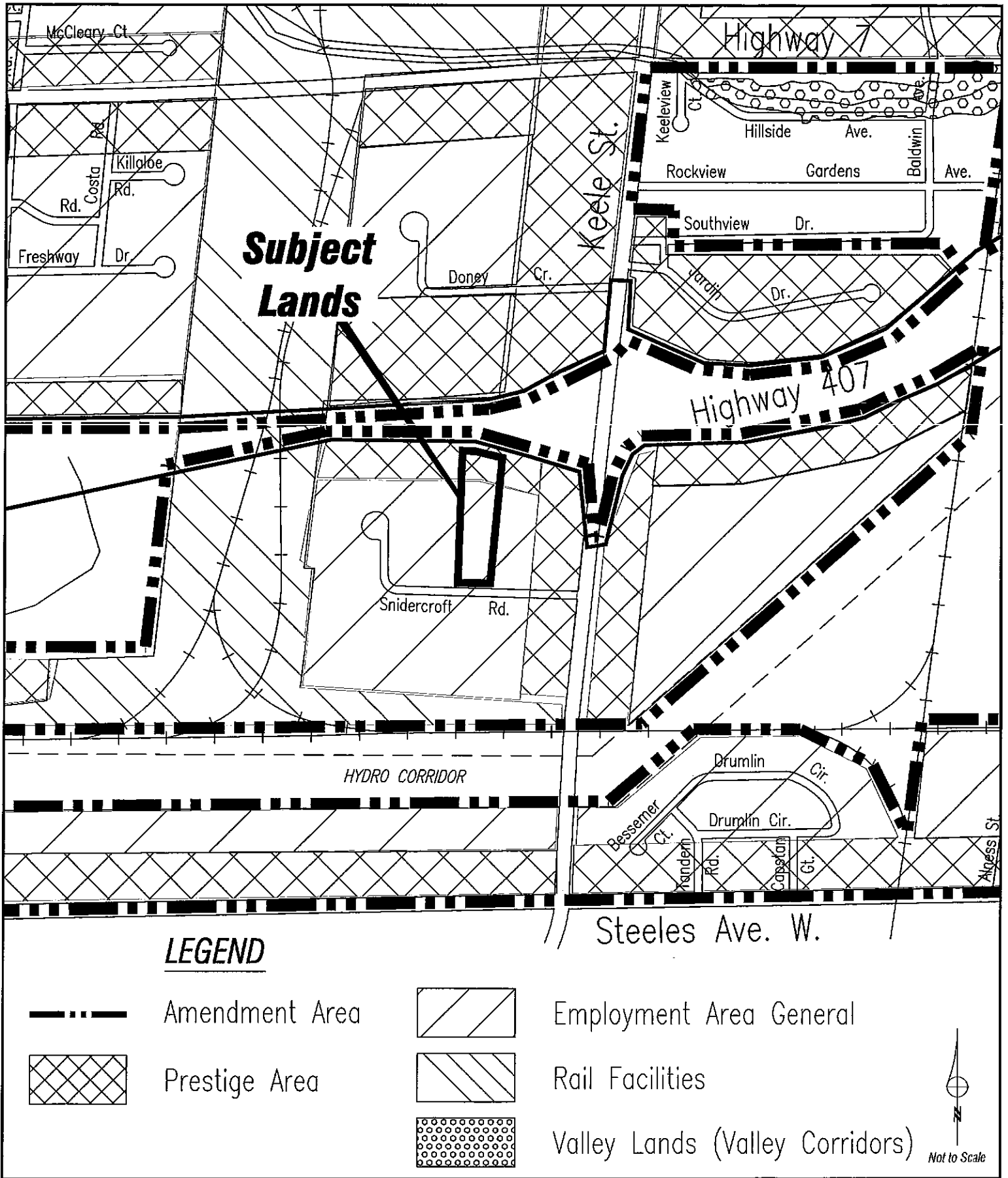
2



--- Subject Lands



ZONING BY-LAW AMENDMENT
 TO PERMIT OUTSIDE STORAGE
 AS AN ADDITIONAL PERMITTED
 USE IN THESE LOCATIONS ON
 THE SUBJECT LANDS



OPA 450
(Official Plan Designation)

APPLICANT:
 1191621 Ontario Inc.

LOCATION:
 Part Lot 3, Concession 4

N:\DFT\PLANNER\OPA\450-2C.dwg



The City Above Toronto

Development Planning Department

Attachment

FILE:
 Z.09.041

DATE:
 February 03, 2010

4